



Homes
England

2016 to 2021 Shared Ownership and Affordable Homes Programme summary: end of March 2021

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December 2021

December 2021
Homes England



Homes England

Introduction

Homes England is committed to transparency in relation to the programmes it funds, and at the same time to providing information that is useful for key stakeholders.

The following information provides an updated summary of the total Shared Ownership and Affordable Homes Programme 2016-2021 (SOAHP16-21) allocated by Homes England, as at the end of March 2021. The summary includes allocations made through Strategic Partnerships launched in July 2018. This update supersedes the previous update which presented the total programme position as at the end of September 2019.

Summary information is presented in this report for Affordable Rent, Affordable Home Ownership and Social Rent allocations. Further analyses by lead partner, region and by Homes England minimum geography area are provided in accompanying spreadsheets, alongside a list of the 2016 to 2021 SOAHP schemes that have been agreed by Homes England and reached grant confirmation stage by the end of March 2021.

Further information on the Shared Ownership and Affordable Homes Programme 2016 to 2021 is available on the GOV.UK [website](#).

(Note that this information excludes allocations in London which, since 1 April 2012, has been under the responsibility of the Greater London Authority).

December 2021
Homes England



Homes England

The tables below provide a summary of Shared Ownership and Affordable Homes Programme 2016 to 2021 agreed allocations as at the end of March 2021.

Table 1a: SOAHP 2016-2021 funding and homes by Government Office Region, excluding Strategic Partnerships (end of March 2021)

Region	Funding (£)	Affordable Home Ownership homes		Affordable Rent homes		Social Rent		Total homes	
		Grant funded	Nil grant	Grant funded	Nil grant	Grant funded	Nil grant	Grant funded	Nil grant
East Midlands	185,274,435	1,947	799	2,892	1,937	266	18	5,105	2,754
East of England	239,490,258	3,078	3,519	1,890	7,896	1,059	5	6,027	11,420
North East	219,520,801	2,061	279	3,916	981	82	10	6,059	1,270
North West	606,646,828	6,842	602	8,741	1,689	983	166	16,566	2,457
South East	275,732,950	4,149	5,457	1,625	10,407	1,262	191	7,036	16,055
South West	227,286,860	3,346	337	1,881	3,391	738	232	5,965	3,960
West Midlands	297,323,405	2,459	396	4,733	1,404	758	40	7,950	1,840
Yorkshire and The Humber	232,505,039	2,312	307	3,659	1,123	226	15	6,197	1,445
TOTAL	2,283,780,576	26,194	11,696	29,337	28,828	5,374	677	60,905	41,201

December 2021
Homes England



Homes England

Table 1b: Strategic Partnership funding and homes by Government Office Region (end of March 2021)

Region	Funding (£)	Homes			
		Affordable Home Ownership homes	Affordable Rent homes	Social Rent homes	Total Homes
East Midlands	182,058,032	1,304	1,815	1,284	4,403
East of England	166,575,039	2,116	705	943	3,764
North East	67,736,495	396	1,347	40	1,783
North West	280,443,189	2,543	4,088	643	7,274
South East	546,352,683	4,719	1,151	3,821	9,691
South West	278,667,743	1,879	1,803	2,017	5,699
West Midlands	237,039,090	1,812	3,363	948	6,123
Yorkshire & the Humber	166,364,592	1,311	2,300	327	3,938
TOTAL	1,925,236,863	16,080	16,572	10,023	42,675

Table 2: Average SOAHP 2016 to 2021 funding per home by Government Office Region (end of March 2021), excluding nil grant homes

Region	Affordable Home Ownership	Affordable Rent	Social rent	All Programme average
East Midlands	32,050	38,252	46,050	36,293
East of England	32,736	37,323	64,390	39,736
North East	36,263	35,866	52,850	36,231
North West	32,008	38,117	55,409	36,620
South East	80,304	38,238	56,643	39,189
South West	33,443	36,174	64,151	38,103
West Midlands	30,721	38,808	50,267	37,399
Yorkshire and The Humber	33,919	38,485	58,701	37,519
TOTAL	33,018	37,818	57,580	37,497

December 2021
Homes England



Homes England

Table 3: SOAHP 2016-2021 total scheme costs (TSC) and Works Cost by Government Office Region (end of March 2021)

Region	TSC	Homes	TSC/home	Works Cost	Works cost/m2
East Midlands	£1,110,766,264	7,859	£141,337	£676,702,040	£1,206
East of England	£3,230,333,711	17,447	£185,151	£2,016,408,703	£1,641
North East	£978,976,692	7,329	£133,576	£546,986,461	£987
North West	£2,797,849,272	19,023	£147,077	£1,779,508,915	£1,326
South East	£4,843,230,670	23,091	£209,745	£2,898,406,599	£1,722
South West	£1,738,954,647	9,925	£175,210	£1,001,337,887	£1,383
West Midlands	£1,503,480,075	9,790	£153,573	£917,557,760	£1,350
Yorkshire and The Humber	£1,072,007,478	7,642	£140,278	£564,542,696	£1,040
TOTAL	£17,275,598,809	102,106	£169,193	£10,401,451,061	£1,422

Table 4: Number of SOAHP 2016-2021 rural homes (less than 3000 population) and supported housing/homes for older people by Government Office Region (end of March 2021)

Region	Rural homes	% of homes	Supported Housing/Older People homes	% of homes
East Midlands	929	6.7%	590	5.8%
East of England	3,486	25.0%	766	7.5%
North East	694	5.0%	1,136	11.2%
North West	888	6.4%	2,545	25.1%
South East	4,043	29.0%	1,091	10.8%
South West	2,135	15.3%	919	9.1%
West Midlands	1,152	8.3%	1,675	16.5%
Yorkshire and The Humber	634	4.5%	1,426	14.1%
TOTAL	13,961	100.0%	10,148	100.0%

December 2021
Homes England



Homes England

Table 5: Average gross rents as a proportion of market rent (including service charges) by Government Office Region (end of March 2021) for SOAHP 2016-2021 rented programme only

Region	Average Rent (£/week)	Average Rent as a % of Market Rent
East Midlands	121	77%
East of England	152	73%
North East	107	80%
North West	117	78%
South East	176	76%
South West	139	76%
West Midlands	125	78%
Yorkshire and The Humber	125	80%
TOTAL	142	76%